

STEAMBOAT for SALE.—The steamboat JOHN LEWIS, built 1848, 100 ft. long, 25 ft. wide, 9 ft. 4 inches deep, has engine 41 h.p., 10 ft. 6 inches wide, 4 ft. 6 inches high, and 4 ft. 6 inches deep. This boat was built for the Hudson River, and has good accommodations for 200 passengers. Will be sold how to close owners. Apply to CHAS. W. COPELAND, No. 12 Broad-st., New York.

TO CAPITALISTS.—The subscriber wishes to associate with him one or more individuals, with a capital of \$20,000 each, to buy and manage business which will certainly pay 6 per cent. Applications addressed to the subscriber, through the Tribune Office, will be received until Oct. 1. J. B. LEWIS, Box 117.

TO GROCERS.—\$1,000.—A young Man (an American) of strictly moral habits, having a large stock of dry-goods, would like to invest the above amount in some well-established business. Address stating full particulars to J. RUSSELL, Jr., Union-square Post-Office.

TO LET or SELL, in liberal terms, a WOOLEN FACTORY situated in Vernon, Ontario, Canada. The factory is well equipped, and the building is of brick and stone. There is an excellent overshot wheel, and the water power is sufficient and durable. The terms of payment, if sold, would be made easy, and if let, the rent would be moderate. Write to the subscriber in the immediate vicinity and the neighborhood. A pleasant home. Inquiry of S. NEWTON DEXTER, Ontario, N. Y., or of JOHN SLADE & Co., No. 12 Broad-st., New York. *Orlando*, September 8, 1853.

Board and Rooms.

EAGLE HOTEL LODGINGS.—Gentlemen will do well to remember they can have excellent Lodging in single rooms at 25 cents per night, corner of Franklin and William-st. Open every night.

FARMER'S HOTEL. No. 245 and 247 Washington-st., between Rutherford and Murray's Board and Lodging \$1 per day. Persons visiting the city will find this a good and convenient place to board.

W. M. S. CHAMERLAIN, Proprietor.

A PRIVATE FAMILY at No. 3 Oliver-st., near Chatham-square, will let a very large upper front room, and furnish it as a sleeping apartment, or such room that may be required; or it is fully furnished.

A PRIVATE FAMILY.—Who take but few board, can have a room, a large front room, with bed-room adjoining; also, a room. An addition a good, and easy, and safe convenience. Apply at No. 45 Elm-st.

SPACIOUS APARTMENTS to RENT.—In the buildings now occupied as Maude's Reading and Writing Rooms, No. 18 Elm-st. They are suitable for Offices, Club Rooms, and elegantly furnished.

TO LEASE.—To Manufacturers and others.—Price miles No. 55 and 57 Lexington, near corner of Broadway, west side. The lot is 100x100, with substantial buildings, one wing about 40 rooms. Apply to C. CARLTON EDWARDS, No. 13 New York Hotel.

A FEW SINGLE GENTLEMEN, or two Gentlemen and the ladies, can be accommodated with Board and pleasure Room at No. 55 Beach-st., near St. John's Park.

A GENTLEMAN can be accommodated with a Bed-room and partial Board in a small family house, with three other houses taken. Room pleasantly situated, and well adapted for an insurance office. Inquire of

A GENTLEMAN and His Wife, or two single Gentlemen, who take but few board, can have pleasant Room with Board in a private family house, with three other houses taken. Reference given and required, apply at 62 East 5th-st.

A GENTLEMAN and Wife or two Single Gentlemen can procure full or partial Board in a small private family, occupying a modern built house with bath, g.c., located at No. 116 West Sixtieth-st.

A PARTY of THREE or FOUR GENTLEMEN can be accommodated with pleasant and neatly furnished Room, and a board, on the second floor, to let to one or two gentlemen. Address at No. 126 6th-st., between 12th and 13th-sts. An exchange of references required.

A TO 44 UNIVERSITY-PLACE may be secured a suite of Rooms for the winter, with or without Board, in location and convenience unsurpassed. Also Physician's Office.

BOARD.—With pleasant Room for a family or gentlemen, at No. 22 Elm-st., corner of Elm-st.

BOARD.—A few Gentlemen can be accommodated with a Bed-room and partial Board in a family house, with three other houses taken. Room pleasantly situated, and well adapted for an insurance office. Apply at No. 22 Elm-st.

BOARD.—Desirable suites and single Rooms, suitable for families and single Gentlemen, may be had, with Board, at No. 22 Elm-st., corner of Elm-st.

BOARD.—A single Gentleman may obtain a pleasant Room with Board, in a private family, Elm-st., near St. George's Church, at No. 125 6th-st. Reference given and required, apply at 62 East 5th-st.

BOARDING AGENCY.—The extensive arrangements of our establishment make it the safest, most reasonable and satisfactory method of securing Boarders or Boarding Places. Call and judge for yourselves. Boarders privately directed from office No. 22 Elm-st., between 12th and 13th-sts.

BOARDING—Plenmoy Rooms and Board in a first-class Hotel. No. 100 Broadway, containing all the modern improvements. Dinner at 6 o'clock. Also, the Office, long occupied by leading Physicians.

BOARD.—A suite of Furnished Apartments to let with a Private Table or Board, in a private family, in a first class House, supplied with all the modern improvements. Address LANE, Union-square Post-Office, 18th-st., near Broadway.

BOARD.—At No. 648 Broadway, large and desirable suites of Rooms with front Parlors on the first and second floors; also fine Rooms for single gentlemen may be obtained with full Board. Pleasant lodgings accommodated. The house has all the modern improvements.

BOARD.—A pleasant front Parlor and Bedroom on the second floor, may be obtained at Mrs. AUSTIN'S, No. 34 East 2d-st., near 1st-av. Also, a single Room. The house has all the modern improvements.

BOARD UP TOWN.—Two Gentlemen and their Families, and single Gentlemen, can be accommodated with pleasant rooms and good board at No. 33 Hudson-st., about between 2d and 3d-sts.

M. G. HOWARD—A few Gentlemen and their Families, and single Gentlemen, can be accommodated with pleasant rooms and good board at No. 33 Hudson-st., about between 2d and 3d-sts.

BOARD in a PRIVATE FAMILY.—Two or three pleasant Rooms for single Gentlemen, with or without partial Board, at No. 18 Elm-st., between 12th and 13th-sts. Reference required.

BOARD.—A Suite of Rooms, comprising all the second story of a great three-story house, will be let to a party of four Gentlemen, with Board and Breakfast, if required. The house is new and properly furnished. Apply at No. 17 Johnson-st., Brooklyn, one block from Fulton-st.

BOARDING.—A suite of Rooms on the second floor may be obtained at Mrs. AUSTIN'S, No. 34 East 2d-st., near 1st-av. Reference given and required.

BOARDING.—Pleasant Room for a single Gentleman, with full or partial Board, at No. 130 Cadet-st., between 2d and 3d-sts.

BOARD UP TOWN.—A Gentleman and his Wife, and their Family, can have Board and Lodging at No. 33 Hudson-st., about between 2d and 3d-sts.

M. G. HOWARD—A few Gentlemen and their Families, and single Gentlemen, can be accommodated with pleasant rooms and good board at No. 33 Hudson-st., about between 2d and 3d-sts.

BOARD.—With rooms can be had at Nos. 82 and 84 East 2d-st., between 4th and Lexington.

BOARDING.—Furnished and unfurnished Rooms to let, with Board. Apply at No. 190 West 14th-st., between 2d and 3d-sts. Reference given and required.

BOARD in BROOKLYN, within five minutes walk of the Ferry, opposite the Custom-house, for gentlemen and wife or single female. Apply at 383 Broadway, Lower Post-Office.

BOARDING in BROOKLYN.—Two or three Gentlemen can be accommodated with Board, Bed-chamber, and Tea, in a quiet house, without chamber, or board, or tea. Apply at 383 Broadway.

BOARD.—Wanted for a Single Gentleman, a good Board and Lodging, with or without chamber, or board, or tea. Apply at 383 Broadway.

BOARD WANTED.—In either the VLI or XIIth Ward, for a Gentleman and his two children, one or three years of age, and Servant. Address D. M. Tribune Office, waiting accommodation and terms.

BOARD WANTED.—By a Lady (a Teacher) in a private family, Elm-st., between 12th and 13th-sts. Address A. E. T. J. F. KENNEDY, No. 12 Elm-st., between 12th and 13th-sts.

BOARD WANTED.—From the middle of October, to two families consisting of six each, requiring one or two parlors and seven rooms, situated in a quiet residence, where there are few or no other neighbors. Location desired above 12th and west of Broadway. Address box 383, Lower Post-Office.

FURNISHED ROOMS.—At No. 47 White-st. Gentlemen wishing fine rooms in a quiet house, without chamber, will find this location very desirable. No reference required.

BOARD WANTED.—Have removed to No. 87 Prince-st., second floor, for a room ready for reception of lodgers. Dinner 6 o'clock.

PRIVATE BOARD.—One or two intelligent, exemplary young men will find a plain, comfortable New England home, on reasonable terms, in Henry's new Chatham-square, by addressing M. F. Palmer, Advertising Agent, at this office.

ROOMS to Let, Furnished or Unfurnished.—With modern improvements. Address No. 18 Elm-st.

ROOMS to LET.—With or without Board, at No. 64 Greenwich-st., near St. John's-park.

ROOMS to LET with BOARD.—House with modern improvements. Address No. 18 Elm-st.

TO LET.—Two fine single brick Houses, three stories high, with large cellars, and under basements, in the N.E. corner of Pacific and Neptune, Brooklyn. For further particulars inquire of C. H. STANLEY, No. 74 Broadway.

BOOK-KEEPING.—C. C. MARSH, Principal and his wife, two pleasant located, handsomely furnished rooms, with chamber, or board, or tea. Apply at 383 Broadway, between Prince and Bond-sts., near 12th and 13th-sts. Required from Nov. 1 to May 1. No room but such as answer the description need address Box 383, P. O. New York.

Mrs. T. COOK have removed to No. 87 Prince-st., second floor, for a room ready for reception of lodgers. Dinner 6 o'clock.

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